File No. 250200405

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/05 10:29 2 pgs
Fees:13.00 Taxes:159.10
20050218-0018488

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$43,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2005.

Kathy J. Byers
My Commission Expires
September 24, 2005

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon L. Hawkins	**New Owners**	**Map 43-13**
(NAME)	(NAME)	
203 & 205 Maple St.	101 Karen Wayne Dr.	**Parcels 79 & 78**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Janie Mae Jones Dedmon, a widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gordon L. Hawkins, and wife, Donna L. Hawkins**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Being Lot No. 45 & 46 in Block "B" on the Plan of Forest Park Subdivision, as of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lots Nos. 45 and 46 in Block "B" front 25 feet each on the north side of Maple Street, and runs back northerly and between parallel lines 150 feet to a dead line.

Being the same property conveyed to Hugh Jones, and wife, Janie Mae Jones by deed from S.S. Kemp and wife Lou Roxie Kemp of record in Deed Book 1025, page 123, Register's Office for Davidson County, Tennessee. The said Hugh Jones having since died on January 21, 1964. .

TRACT II:
Being Lot No. 47 & 48 of Block "B" on the Plan of Forrest Park Subdivision, as of record in Plat Book 84 3 ,Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lots Nos. 47 and 48 adjoin and front together 37 feet on the north side of Maple Street and runs back 180 feet on the west line of Lot No. 47 and 156 feet 6 inches on the east line of Lot No. 48 to a dead line in the rear on which it measures 81 feet thereon.

Being the same property conveyed to Hugh Jones, and wife, Janie Mae Jones by deed from Claudia P. Scott of record in Deed Book 2637, page 504, Register's Office for Davidson County, Tennessee. The said Hugh Jones having since died on January 21, 1964.

Janie Mae Jones having since married Carl D. Dedmon and is now known as Janie Mae Jones Dedmon. Carl D. Dedmon having since died on September 11, 1987.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **203 & 205 Maple St., Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of February, 2005.

Janie Mae Jones Dedmon

Janie Mae Jones Dedmon

Elizabeth A. McClung

By: Elizabeth A. McClung, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ELIZABETH A. McCLUNG**, to me known to be the person who executed the foregoing instrument in behalf of **JANIE MAE JONES DEDMON**, and acknowledged that she executed the same as the free act and deed of the said **JANIE MAE JONES DEDMON**, pursuant to a Power of attorney which appears of record in Instrument No. 20050218-0018497, Register's Office for Davidson County, Tennessee.

Witness my hand and seal at Goodlettsville, Tennessee, this 16th day of February, 2005.

Kathy J. Byers

Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

File Number: 250200405

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072